

**Kinross Charter Township  
Planning Commission  
Special Meeting**

**October 27, 2008**

**4884 W. Curtis Street**

**MEMBERS PRESENT**

Ed DeWitt  
Brenda Case  
Ron Munro  
Leroy Schell  
Leo Wiley  
Herman Calkins  
Rick Bernhardt

**MEMBERS ABSENT**

Also present: Wes Jourden, Kathy Noel, Dale Schell, Cynthia Oliver, and Judy Wright

The meeting was called to order at 6:30 PM by Chair Munro. The following corrections were noted to the previous two meetings' minutes:

September 8, 2008 – Page 2 – Motion regarding licensing of Thompson's Salvage Yard & Quarry should read "...Motion by Calkins, second by Bernhardt ..."

**MOVED #1:** by DeWitt, second Schell, to accept the minutes of September 8, 2008, as corrected. Motion carried.

October 16, 2008 – Motion #1 should read "MOVED #1 by Calkins, seconded by Case, to grant Thompson's Salvage Yard and Quarry a 90 day conditional license. Prior to application for renewal license in 2009 issues regarding fencing, gates and signage will be brought into compliance with Ordinances #047A Quarrying Ordinance and #1.107 Junk Yard/Junk Vehicle Ordinance."

**MOVED #2:** by Calkins, second by Schell, to accept the minutes of October 16, 2008, as corrected. Motion carried.

**MOVED #3:** by Case, second by DeWitt, to accept the agenda of October 27, 2008, with the following additions: woodstove update, home occupation update, appointments to DPW & Mascoma committees, UPEA/Master Plan update, reference books from MTA, RAB, portable signs, Tribal Law Enforcement.

**PUBLIC COMMENT**

None

Case stated that the members should be careful about discussing issues outside the meeting venue. Decisions should be formed after all information is presented during meetings.

**MOVED #4:** by Case, second by Bernhardt, to table creation of the Commission's budget until the November 10, 2008, meeting. Motion carried.

For the benefit of uninformed members, Mr. Jourden explained what RAB is and what it does. He stated that they have a planning subcommittee that would like to meet with the Planning Commission in the near future to discuss issues with future land use planning. Some areas designated to be developed have contamination issues that need to be considered. He requested that overlays of the future land use plan be secured that could be used in conjunction with their site maps to help determine possible areas of concern. He also stated that RAB would be forwarding a copy of the TAP contractor's findings regarding contaminated sites. At the November 10, 2008, meeting a date and time for a joint meeting with RAB will be addressed.

Zoning Administrator Oliver informed the members that Danette Rose did need to have a zoning variance hearing on February 11, 2008. Even though Arbor Ridge did amend their bylaws to allow residents with two lots to build across lot lines prior to February 11<sup>th</sup>, being that the condo area is platted land, they do not meet the required setback of the Zoning Ordinance.

**MOVED #5:** by Bernhardt, second by DeWitt, to rescind motion #3 of the September 8, 2008, meeting. ROLL CALL: Bernhardt-yes, DeWitt-yes, Wiley-yes, Case-no, Calkins-yes, Schell-yes, Munro-no. Motion carried.

Zoning Administrator Oliver informed the members that Pat Halfrisch of the DNR had contacted her in regards to damages to the area around Duke's Lake due to ORV traffic. Signs prohibiting the operation of ORV's in the area were not found and there has been considerable shoreline erosion. Calkins has observed the conditions Officer Halfrisch cited as well as incidents of the dumping of animal carcasses in the area. Oliver stated that the Commission should consider creating an ORV ordinance.

Oliver informed the Commission that A & L Salvage has made considerable improvements in their yard including fencing and a rock/boulder barrier to deter trespassing.

The Chippewa County Health Department has been contacted regarding the complaint of a resident operating a body piercing and tattoo establishment out of their home. Oliver will be informed as to whether there is a business operating and if it is licensed, if it does exist, as soon as the Health Department has completed its investigation.

Zoning Administrator Oliver informed the Commission that Reid's quarry operation has made improvements since the last meeting. Chippewa County has posted signs. There has been no activity at Thompson's that Calkins could discern.

Wright was instructed to respond to Pickford Township noting that Zoning Administrator Oliver will be the contact person for information regarding their Master Plan update.

Oliver has been in contact with the Tribal Chief of Police about meeting with the Planning Commission, or possibly serving as a member. He is very interested in coordinating enforcement activities.

Zoning Administrator Oliver asked that any member knowing of a business having a portable sign in use let her know. Our ordinance #1.128 only allows the use of this type of signage by non-profit entities. There are other options that businesses could use on a temporary basis for special sales, promotions, etc.

Chair Munro asked if the Commission intended that the Home Occupation Ordinance be put into effect as soon as possible, or to wait until a comprehensive review of the Zoning Ordinance was done.

Chair Munro stated that Rodney & Angela Carr, of Carr Farms of Rudyard, will be at the November 10, 2008, meeting to present the business and technical side of wood burning appliances. This information is intended to help the Commission, as well as the general public, become informed about available options that might be considered when creating a wood smoke ordinance. Wright was instructed to post a notice on the Township's website inviting the public to attend.

Chair Munro will verify the progress of UPEA on the Township's Master Plan.

Chair Munro is requesting that the Township Board approve the purchase of a "Red Book" (*Authorities & Responsibilities of Michigan Township Officials, Boards & Commissions*) for each Planning Commission member. Oliver suggested that copies of *Township Zoning & Planning Decision Making* and *Township Guide to Planning & Zoning* be purchased as well

Chair Munro appointed Wiley as the Commission's representative, and Bernhardt as alternate, to the DPW Advisory Committee. Munro stated that the Planning Enabling Act may require some changes to the DPW Advisory Committee's Bylaws.

Chair Munro and Secretary Wiley will be the Commission's representatives, with an alternate to be named after the general election, to the Mascoma Task Force.

Kathy Noel, of the Chippewa County EDC, explained the purpose of the Industrial Development District as being an area where businesses could locate and receive tax favored treatment of capital expenditures for up to twelve years. These expenditures have to be new projects, not anything that has already been completed. Therefore, the tax value of the existing structures, etc. would remain on the roll at the current values. Businesses that locate within the District would have to comply with all Township regulations. Wright distributed a copy of May 2, 2008, correspondence received from Superior Fabrication requesting that this district be formed.

**MOVED # 6:** by Bernhardt, second by Calkins, to support the Township Board creating an Industrial Development District pursuant to Act No. 198 of the Public Acts of 1974, in the parcel of land known as Industrial Development Plat No. 1, being part of Section 32, T45N, R1W, Kinross Charter Township, Chippewa County, Michigan, to be known as Superior Fabrication Industrial Development District No. 1. Motion carried.

Chair Munro distributed information from Clear Zoning that he received recently. The firm will create at user-friendly digital format of zoning ordinances with links to other sources of land use development regulations.

Chair Munro distributed a letter that he drafted on behalf of the Commission to send to the Township Clerk's office. Members suggested that he designate a deadline for submission of items for the agenda as the Monday prior to the meeting, that agendas could be emailed to members by Wednesday, and that they would pick up their packets at the Township offices.

DeWitt informed the Commission that EUP Regional Planning only has plans to erect a fence in the median of I-75 from St. Ignace to the Chippewa County line as far as rural transportation planning is concerned.

Meeting adjourned at 8:30 PM.

Next meeting is November 10, 2008 at 6:30 PM.

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Leo Wiley, Secretary

Minutes prepared by Judy Wright